



**4812 53 Avenue
Kitscoty, Alberta**

MLS # A2292876



\$279,900

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|------------------|-----------------------------------------|---------------|-------------------|
| Division: | Kitscoty | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 990 sq.ft. | Age: | 1982 (44 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Lawn | | |

| | | | |
|--------------------|----------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, Storage | | |

Inclusions: N/A

Located in the quiet village of Kitscoty and set on a large lot backing onto a walking path, this beautifully updated bungalow offers space, privacy, and a setting that feels connected to nature. With three bedrooms and two bathrooms, the home has been completely refreshed and thoughtfully updated throughout. The interior features updated flooring, an upgraded kitchen with updated cabinetry and countertops, and a bright, functional layout that feels clean and welcoming. The kitchen is a standout space, designed for both everyday living and hosting. Both bathrooms have been tastefully refinished, carrying the same cohesive, modern feel throughout the home. Additional living space includes a cozy TV room, a third bedroom, and ample storage, creating flexibility for families, guests, or a home office. Fresh neutral paint tones tie the entire home together, giving it an appealing feel. This is a well curated home has functionality in mind, and value in a location that continues to be sought after.